



Connells

Warren Court Park View
Sturry Canterbury

Warren Court Park View Sturry Canterbury CT2 0NW

for sale guide price
£200,000



Property Description

Connells Canterbury are delighted to offer to the market this modern, two-bedroom, top floor apartment situated in a popular & tranquil residential area. It takes a few minutes to walk to the nearest bus stop, and five minutes walk to Sturry Station where you can take a direct train to London. A nursery school and primary school are just a few minutes walk away. Tesco Express and butcher where you can buy local products, a Co-op, coffee shop and the Sturry Village High Street are also within walking distance.

The property is an ideal first time buy and benefits from having easy access to Canterbury, Herne Bay & Thanet. The apartment offers two bedrooms, a spacious open plan lounge/diner, a modern kitchen and a beautiful family bathroom. In addition, you will find landscaped gardens, communal bike storage, and resident and visitor parking to the outside.

Lease information is available on request.

Entrance Hall

Phone entry system, radiator and carpet laid to floor.

Lounge/Diner/Kitchen

24' 1" x 11' 3" (7.34m x 3.43m)

Double glazed window to the front, telephone and TV points and carpet laid to floor. A fitted kitchen comprising of matching wall and base units, stainless steel sink/drain, work surfaces over, electric oven and hob, cooker hood, space and plumbing for washing

machine, space for fridge/freezer and laminate flooring.

Bedroom One

15' x 10' 1" (4.57m x 3.07m)

Double glazed window to the front, radiator, television point and carpet laid to floor.

Bedroom Two

9' 8" x 7' 6" (2.95m x 2.29m)

Double glazed window to the side, radiator and carpet laid to floor.

Family Bathroom

Suite comprising of bath with mixer taps and shower over with screen, wash hand basin with vanity unit, extractor fan, w.c, part tiling and a heated towel rail.

To The Outside

Communal bike storage and landscaped gardens.

Parking

Allocated parking and visitor spaces available.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1684.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY406651

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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